008.0	0004	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,015,000 / 1,015,000
					USE VALUE: 1,015,000 / 1,015,000
					ASSESSED: 1,015,000 / 1,015,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOMBOURAS KATHERINE
Owner 2:	
Owner 3:	
Street 1:	74 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,370 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3103 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4370.000	569,000	5,100	440,900	1,015,000
Total Card	0.100	569,000	5,100	440,900	1,015,000
Total Parcel	0.100	569,000	5,100	440,900	1,015,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.16 | /Parcel: 327.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7469
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!802!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	569,100	5100	4,370.	440,900	1,015,100	1,015,100	Year End Roll	12/18/2019
2019	104	FV	421,100	5100	4,370.	468,400	894,600	894,600	Year End Roll	1/3/2019
2018	104	FV	421,100	5100	4,370.	341,700	767,900	767,900	Year End Roll	12/20/2017
2017	104	FV	394,800	5100	4,370.	297,600	697,500	697,500	Year End Roll	1/3/2017
2016	104	FV	394,800	5100	4,370.	253,500	653,400	653,400	Year End	1/4/2016
2015	104	FV	351,500	5100	4,370.	248,000	604,600	604,600	Year End Roll	12/11/2014
2014	104	FV	351,500	5100	4,370.	203,900	560,500	560,500	Year End Roll	12/16/2013
2013	104	FV	365,900	5100	4,370.	194,000	565,000	565,000		12/13/2012

PRINT

Date	Time
12/10/20	16:31:15

LAST REV

Date	Time
11/06/17	08:21:29
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 802

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12248-651		1/1/1981			No	No		A

USER DEFINED

Prior Id # 1:	7469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4370		Sq. Ft.	Site		0	80.	1.26	1									440,881						440,900	

Total AC/HA: 0.10032 | Total SF/SM: 4370 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 440,881 | Spl Credit | Total: 440,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98843670
Const Adj.:	0.98000199
Adj $ / SQ:	164.674
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698956
Depreciation:	130006
Depreciated Total:	568950

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

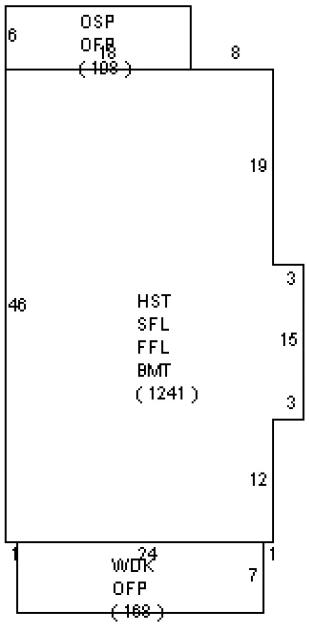
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.67
Special Features:	0	Val/Su Net:	116.22
Final Total:	569000	Val/Su SzAd	183.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,241	49.400	61,308
FFL	First Floor	1,241	164.670	204,360
SFL	Second Floor	1,241	164.670	204,360
HST	Half Story	621	164.670	102,180
OFP	Open Porch	276	22.030	6,080
WDK	Deck	168	11.710	1,968
OSP	Screen Porch	108	34.260	3,700
	Net Sketched Area:	4,896	Total:	583,956
Size Ad	3102.5	Gross Are	5516	FinArea 3103

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

008.0-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100